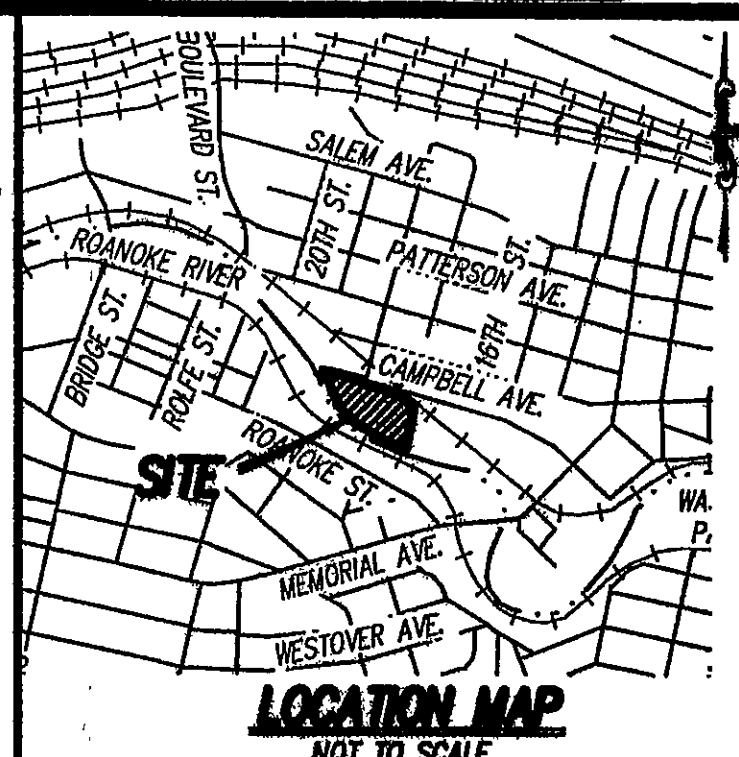
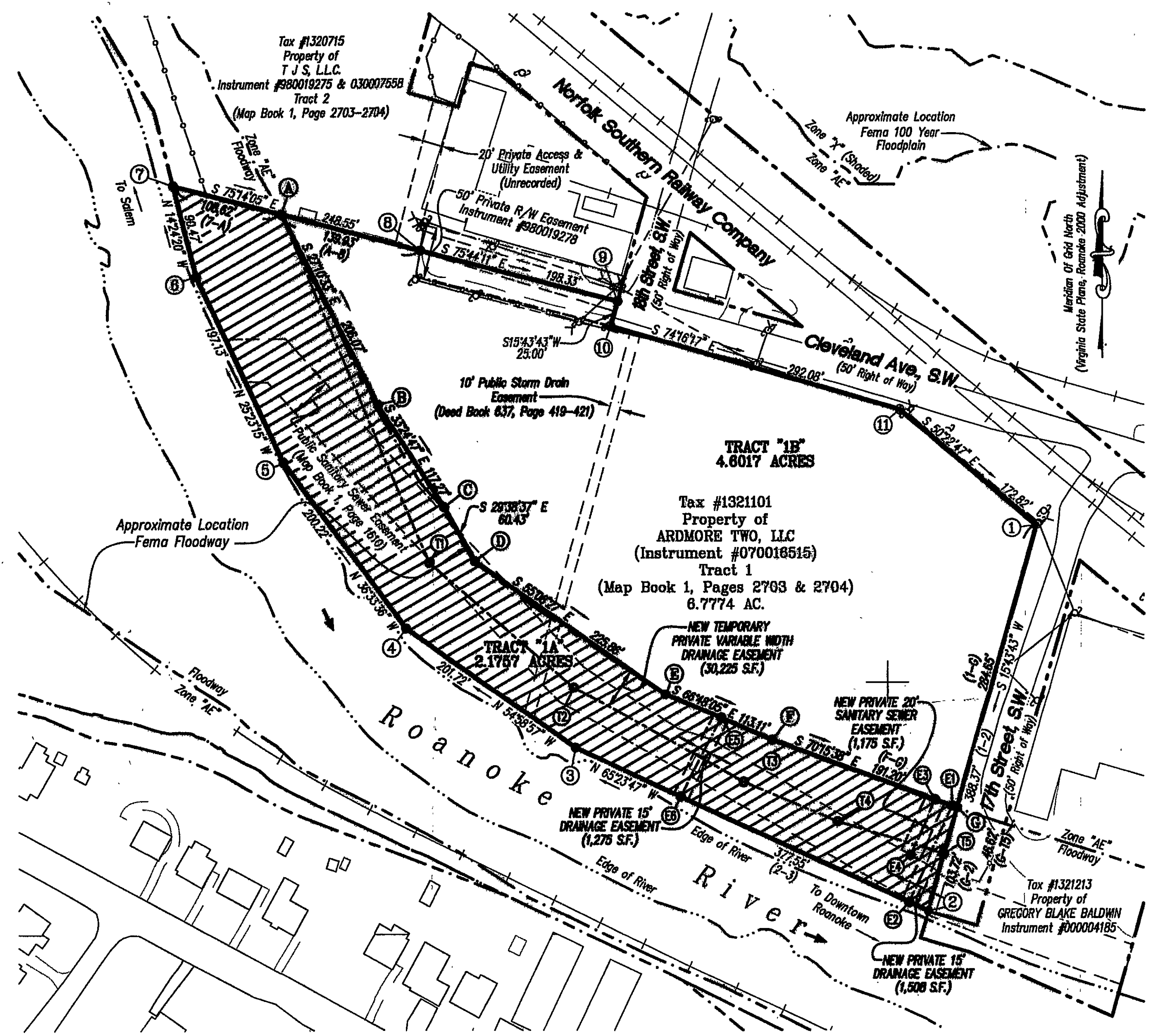


08027110 plat133 1321101-Layout1.dwg

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| NEW PRIVATE 20' SANITARY SEWER EASEMENT (CENTERLINE) |                |             |
|------------------------------------------------------|----------------|-------------|
| LINE                                                 | BEARING        | DISTANCE    |
| E1-E3                                                | N 70°15'38\" W | 17.567(116) |
| E3-E4                                                | S 24°17'07\" W | 58.76       |

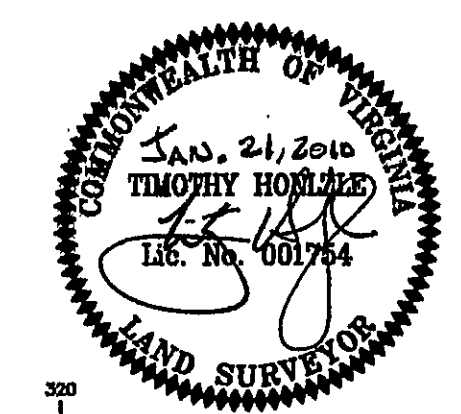
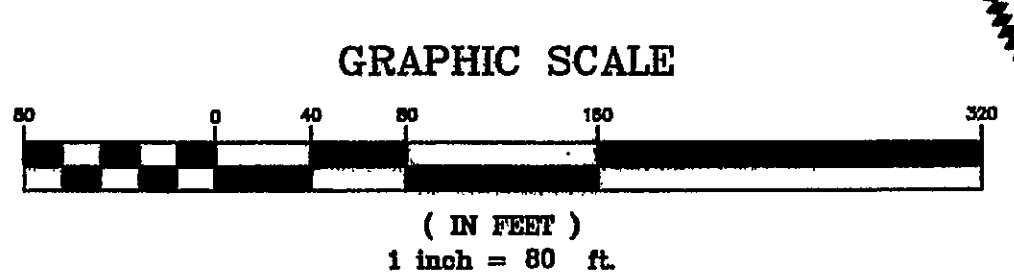
| NEW PRIVATE 15' DRAINAGE EASEMENTS (CENTERLINE) |                |              |
|-------------------------------------------------|----------------|--------------|
| LINE                                            | BEARING        | DISTANCE     |
| C-E1                                            | N 70°15'38\" W | 4.887(116)   |
| E1-E2                                           | S 24°17'07\" W | 102.03       |
| E2-E3                                           | N 70°15'38\" W | 168.787(116) |
| E3-E4                                           | N 86°49'05\" W | 34.517(116)  |
| E4-E5                                           | S 27°23'15\" W | 85.03        |
| E5-E6                                           | N 86°49'05\" W | 58.607(116)  |

| NEW TEMPORARY PRIVATE VARIABLE WIDTH DRAINAGE EASEMENT (30,225 SF.) |                |             |
|---------------------------------------------------------------------|----------------|-------------|
| LINE                                                                | BEARING        | DISTANCE    |
| A-T1                                                                | S 23°14'19\" E | 384.60      |
| T1-T2                                                               | S 49°17'59\" E | 185.42      |
| T2-T3                                                               | S 61°06'59\" E | 189.27      |
| T3-T4                                                               | S 67°24'29\" E | 98.73       |
| T4-T5                                                               | S 73°08'32\" E | 108.56      |
| T5-G                                                                | N 15°43'43\" E | 46.627(116) |

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREOF ANNEXED IS ADMITTED TO RECORD ON February 1, 2010, AT 11:40 O'CLOCK A.M.

TESTEE: BRENDA HAMILTON, CLERK  
Katie Thomas  
DEPUTY CLERK

- NOTES:**
1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
  2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON.
  3. THIS PROPERTY DOES LIE WITHIN THE LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE PANEL NUMBER 510130 0163 G, MAP NUMBER 5116100163 G, DATED SEPTEMBER 28, 2007. "ZONE AE".
  4. PLANIMETRICS AS SHOWN WERE TAKEN FROM A TOPOGRAPHICAL SURVEY, DATED MARCH 1995 PREPARED FOR THE CITY OF ROANOKE, VIRGINIA.
  5. FOR CLARITY PURPOSES NOT ALL PHYSICAL IMPROVEMENTS ARE SHOWN HEREON.
  6. PROPERTY LINE FROM CORNERS A THRU G ARE NEW DIVISION LINES AND WERE CREATED TO LIMIT THE 100 YEAR FLOODWAY TO AFFECT ONLY NEW TRACT "1A". TRACT "1B" IS COMPLETELY OUT OF THE 100 YEAR FLOODWAY.
  7. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.
  8. TRACT "1A" IS BEING CREATED FOR A "LINEAR TRANSPORTATION/FLOOD REDUCTION PROJECT. SEE CITY OF ROANOKE, VIRGINIA CODE SECTION 31.1 SUBDIVISIONS - APPENDIX A DEFINITIONS.
  9. THE NEW PRIVATE 20' SANITARY SEWER EASEMENT & THE NEW 15' PRIVATE DRAINAGE EASEMENTS ACROSS TRACT "1A" WERE CREATED FOR THE BENEFIT OF NEW TRACT "1B".



|                                                                                                                                                                                                                                                                                        |                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| OFFICE OF CITY ENGINEER                                                                                                                                                                                                                                                                |                                                           |
| ROANOKE                                                                                                                                                                                                                                                                                | VIRGINIA                                                  |
| ROANOKE RIVER FLOOD REDUCTION PROJECT SHOWING                                                                                                                                                                                                                                          |                                                           |
| The Resubdivision of<br>Tax #1321101<br>Tract 1 - (6.7774 Acres)<br>Property of<br><b>ARDMORE TWO, LLC</b><br>(Instrument #070016515)<br>Creating<br><b>Tract "1A" - 2.1757 Acres &amp;<br/>Tract "1B" - 4.6017 Acres</b><br>situated at #1732 Cleveland Ave., SW<br>Roanoke, Virginia |                                                           |
| SCALE: 1" = 80'                                                                                                                                                                                                                                                                        | APPROVED: <u>Philip J. Adair</u> 1-29-10<br>CITY ENGINEER |
| DATE: JAN. 21, 2010                                                                                                                                                                                                                                                                    |                                                           |
| PLAN NO.                                                                                                                                                                                                                                                                               |                                                           |

**LUMSDEN ASSOCIATES, P.C.**  
ENGINEERS-SURVEYORS-PLANNERS  
ROANOKE, VIRGINIA

DATE: January 21, 2010  
COMM. NO.: 2008-027110  
SCALE: 1" = 80'  
SHEET 1 OF 1

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